

**MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
May 12, 2014 – REGULAR MEETING**

The Board of Commissioners of Transylvania County met in regular session on Monday, May 12, 2014 at 7:00 p.m. in the large courtroom of the Transylvania County Courthouse.

Commissioners present were Vice-Chairman Larry Chapman, Jason Chappell, Chairman Mike Hawkins, Daryle Hogsed and Page Lemel. Also present were County Manager Artie Wilson, County Attorney Tony Dalton, and Clerk to the Board Trisha Hogan.

Media: *The Transylvania Times* – Jeremiah Reed

There were approximately 50 people in the audience.

CALL TO ORDER

Chairman Mike Hawkins presiding called the meeting to order at 7:06 p.m.

WELCOME

Chairman Hawkins welcomed everyone to the meeting and thanked the members of the audience for participating in their County government. He introduced the members of the Board of Commissioners and staff.

PUBLIC HEARING

INCENTIVE GRANT FOR COMPANY "X"

Planning and Economic Development Mark Burrows reported that Company "X", aka Project Ink, recently purchased an existing company located in Transylvania County and is considering relocating the business to another state. In order to incentivize the company to remain in Transylvania County, the Board of Commissioners is proposing a performance-based incentive grant based on the creation of 80 new jobs over a 36-month period. The minimum wage of these jobs will be \$12.50 per hour. Company "X" intends to make an estimated capital investment of \$12.1 million over the next 5-year period. The NC Department of Commerce is committed to providing a performance-based grant of \$1,000 per new job created and it must be matched by the County. In addition, Transylvania County will provide a 50% performance based grant back of ad valorem taxes (for a 3-year period) resulting from new capital investment made by Company "X" over the next 5-year time frame. The payback of ad valorem taxes amounts to \$79,461 with the estimated level of investment.

Benefits derived will be the creation of a minimum of 80 new manufacturing related jobs in Transylvania County, increased sales tax revenues from individuals employed by Company "X", increased long-term ad valorem property tax revenues, and retaining existing manufacturing-related jobs and existing ad valorem tax revenues in Transylvania County.

Mr. Burrows announced that the living wage job in Transylvania County with health insurance is \$21,528 or \$10.35 per hour. A living wage job without health insurance is \$24,648 or \$11.85 per hour. The minimum salary for these 80 new jobs is \$26,000, thus indicating they are considered living wage jobs.

Mr. Burrows also explained the meaning of performance-based. There are two components. The first is the County must match the One NC Fund grant awarded by the NC Department of Commerce and these funds are awarded based on each job created. No funding will be provided by either the State or the County until the jobs are created. The jobs must also be at a certain wage to qualify for the One NC Fund. The second component is the grant back of ad valorem taxes over a period of time. The company will have to report the amount of new investment made and it has to be verified by the Tax Administrator.

A public hearing is required prior to approval by the Board of Commissioners and it was properly advertised in *The Transylvania Times*.

Chairman Hawkins declared the public hearing open at 7:15 p.m.

Judith West: Ms. West was pleased to learn that \$12.50 is the minimum wage for these jobs and not the average wage.

Mr. Burrows emphasized that the company intends to create 80 new jobs in addition to the existing jobs. The announcement of the company involved will be handled by the State when all the requirements have been met and all stipulations are agreed upon by all parties.

Lori Roberts: Ms. Roberts asked if the award per job and payback of taxes is an annual or one-time award. She also asked where the funds would come from in the County's budget. Mr. Burrows explained that the \$80,000 used to match the State will come from the general fund. This is a one-time payout. The other incentive is a grant back of taxes paid. The County will receive taxes from the business and once received will grant back to them 50% of taxes paid. The grant back of taxes is based on the investment made over a five-year period.

There being no further comments, **Chairman Hawkins declared the public hearing closed at 7:20 p.m.**

PUBLIC COMMENT

Liz Hill: Ms. Hill was in attendance representing Carolinas Wireless Association. The Association sent a letter to Commissioners asking them to consider some alternative language in the draft telecommunications tower ordinance. The Association still has some concerns about Sections 12 and 18.9, which is now a prohibition of constructing towers on ridges instead of allowing consideration of a specific design tower. There is also concern about Section 18.9 regarding the tower height. Ms. Hill stated that the difference between a tower of 180' and 199' to the casual observer is usually not discernible, but does have an impact from the engineering perspective.

Danielle Rojas: Ms. Rojas expressed appreciation for staffs' willingness to listen to the concerns from the telecommunications industry. She agreed with Ms. Hill's comments and believes the ordinance needs further consideration, not just for the telecommunications industry, but for those citizens who have expressed a need and desire for better cell service.

Clyde Brooks: Mr. Brooks thanked the Board of Commissioners for working with the Friends of the Animal Shelter and for allowing the new animal shelter to be built. He presented Commissioners with a picture album showcasing the progress of the shelter and the fundraising efforts.

Richard Fanning: Mr. Fanning is a representative from AT&T. He is a native of Transylvania County so he has both a personal and business interest in Transylvania County. He said AT&T is anxious to move forward with building towers where cell coverage is lacking. AT&T has concerns with the tower height.

The recommended tower height will force the industry to request a variance or construct additional towers. He reminded Commissioners that each application must go before a public hearing. Mr. Fanning stated that it is the desire of the industry to work with the public and be good stewards. He noted that AT&T can accept the tower height restriction of 180' but would like the ability of being able to construct a tower at 199' if necessary. Collocation is preferred by the industry, but the secondary carriers may not be acceptable to the tower heights.

Kathleen Barnes: Ms. Barnes requested to defer speaking on this agenda item until Commissioners discuss it during the meeting, in accordance with the Board of Commissioners' Rules of Procedure.

AGENDA MODIFICATIONS

There were no agenda modifications.

Commissioner Lemel moved to approve the agenda, seconded by Commissioner Chappell and unanimously approved.

CONSENT AGENDA

Commissioner Lemel moved to approve the Consent Agenda, seconded by Commissioner Hogsed and unanimously approved.

The following items were approved.

MINUTES

The minutes of the March 10, 2014 regular meeting and the March 24, 2014 regular meeting and sealed closed session were approved.

DISCOVERY AND RELEASE REPORT

The Discovery and Release Report for April 2014 was approved. Total tax dollars released was \$4,003.39. Refunds totaled \$963.02.

IN RECOGNITION OF ARMED FORCES DAY

May 17, 2014 is Armed Forces Day. On this day, the VFW Brevard Post 4309 and American Legion Post 88 will sponsor a picnic recognizing Korean War Veterans in Transylvania County. Staff thought it would be fitting to include a resolution for Armed Forces Day recognizing all men and women in the military as well. Chairman Hawkins read the resolution aloud for the benefit of the public. Commissioners approved Resolution 18-2014 In Recognition of Armed Forces Day.

(Resolution 18-2014 In Recognition of Armed Forces Day is hereby incorporated by reference and made a part of these minutes.)

IN RECOGNITION OF KOREAN WAR VETERANS

Roy Bird, Commander of Chapter #314 has requested Commissioners pass a resolution in recognition of Korean War Veterans in Transylvania County. The VFW Brevard Post 4309 and American Legion Post 88 will be sponsoring a picnic honoring Korean War Veterans on Saturday, May 17, 2014, Armed Forces Day. This resolution will be presented to them during the picnic. Chairman Hawkins read the resolution aloud for the benefit of the public. Commissioners approve Resolution 19-2014 In Recognition of Korean War Veterans.

(Resolution 19-2014 In Recognition of Korean War Veterans is hereby incorporated by reference and made a part of these minutes.)

PROCLAMATION-EMS WEEK

In 1974 President Gerald Ford signed into law the Emergency Medical Services Systems Act of 1973. The third full week of May ever since has been designated as EMS Week. The purpose of EMS week is to honor the dedication of the EMS personnel who provide day-to-day lifesaving services of medicine's front line. Commissioners are very proud of the paid and volunteer EMS staffs that provide this critical life saving service to the citizens of Transylvania County. Chairman Hawkins read the resolution aloud for the benefit of the public. Commissioners approved Proclamation 17-2014 EMS Week, designating the week of May 18-24, 2014 as Emergency Medical Services Week.

(Proclamation 17-2014 EMS Week is hereby incorporated by reference and made a part of these minutes.)

PRESENTATIONS/RECOGNITIONS

LEGISLATIVE UPDATE

The NC Association of County Commissioners (NCACC) requested that counties play a video at a board of commissioners meeting in May. The video included a preview of the upcoming Legislative Session, as well as information about legal cases of interest to counties, a promotion for the 2014 Annual Conference and information about County Assembly Day. The Manager noted that he and Commissioners Chapman and Hawkins will be attending County Assembly Day on May 28 in Raleigh. Commissioner Chapman serves on the NCACC Board of Directors.

APPOINTMENTS

TRANSYLVANIA NATURAL RESOURCES COUNCIL

Dr. Ken Duke served as a member-at-large and represented Brevard College on the Transylvania Natural Resources Council (TNRC). He recently retired from Brevard College and therefore tendered his resignation from the TNRC. Dr Jennifer Frick-Ruppert has been recommended by Brevard College to serve on the TNRC replacing Dr. Duke. TNRC Chair Susan Brown and the TNRC membership request that this particular member-at-large position be designated for Brevard College. According to Ms. Brown, the TNRC has had a representative from Brevard College since the creation of the TNRC and amending the bylaws to indicate such would acknowledge Brevard College's role as an essential partner as a source of expertise and as a cosponsor and a venue for activities in the future.

Commissioner Lemel moved to appoint Dr. Jennifer Frick-Ruppert to replace Dr. Ken Duke on the Transylvania Natural Resources Council. The motion was seconded by Commissioner Hogsed and unanimously approved.

Commissioner Lemel moved to transition one member-at-large seat to a Brevard College representative and amend the bylaws to indicate the change. The motion was seconded by Commissioner Chapman. Commissioner Hogsed said he did not believe this action is necessary. The motion passed by a vote of 4 to 1, with Commissioner Hogsed voting against.

AGRICULTURAL ADVISORY BOARD

The terms of George Lenze, John Witherspoon and Brittany Whitmire expired at the end of April. George Lenze has served two full terms and is not eligible for reappointment. There is one eligible application on file.

Commissioner Lemel moved to reappoint John Witherspoon and Brittany Whitmire to another term and to appoint Jimmy Whitmire to replace George Lenze. The motion was seconded by Commissioner Chapman. The motion passed by a vote of 4 to 1, with Commissioner Hogsed voting against.

OLD BUSINESS

DRAFT TELECOMMUNICATIONS TOWER ORDINANCE

At the County Commissioners' April 28, 2014 regular meeting, 10 individuals spoke during the public hearing on the draft Telecommunications Tower Ordinance that was developed by the Transylvania County Planning Board. Since then staff has reviewed the comments that were submitted and made a number of minor changes to the draft ordinance. Staff has also communicated with the UNC School of Government and the County Attorney to ensure that the ordinance is defensible.

The advertisement for the April 28, 2014 public hearing announced that the County Commissioners may amend the ordinance after the public hearing is held. As a matter of information, there is a moratorium on new telecommunications towers that expires May 24, 2014.

Planning and Economic Development Director Mark Burrows reviewed the newest revisions to the draft ordinance.

1. Section on the definition of collocation – inserted water towers; added definition of dwelling units.
2. Page 3 – changed monopole.
3. Added Section from previous draft that was unintentionally deleted in order to be consistent with NC General Statutes.
4. Section 11 – Priority locations for wireless communications facilities. Staff listened to the industry and consulted with the UNC School of Government about compliance with NC General Statutes. The County cannot list priority locations and cannot specifically say that public property is prioritized over private property. Staff changed the word “priority” to “preferred” which still addresses concerns by the County and public. Also, the term “publicly owned lands” is clarified to include not only County, but State and federal lands.
5. Page 6 – Section 12. The UNC School of Government recommended adding “as is permitted by NC General Statute 153A-349.52c”.
6. Page 9 – minor changes, deletion of words no longer needed.
7. Page 10 – Deleted former Section 16.10 dealing with the issues of private roads. The UNC School of Government questioned if this section was valid and recommended it be struck from the ordinance.
8. Page 11 – Inserted Section 18.1 which requires applicants to be responsible for road maintenance or repair; documentation using video tape may be helpful to use as a baseline.
9. Page 12 – This is an area that the telecommunications industry has concerns about. The ordinance needed to be clear so it was amended to indicate that tower height should be 180’. An applicant may request a variance for towers over 180’. This would require public notice and a public hearing. Towers above 200’ require lighting (per FAA); the County does not want lighting on towers.
10. Page 13 – New Section 18.14 which may require applicant to mitigate noise as a condition of approval.
11. Page 14 – Section 24 deals with the appeals process; inserted the word “calendar” for consistency.

Mr. Burrows noted that a great deal of time has been taken to draft an ordinance that deals with many different issues. It is not a perfect ordinance but it addresses the needs of a diverse community. Staff also submitted a fee schedule that requires approval.

Chairman Hawkins called on Kathleen Barnes to speak. She had requested to defer her comments from the public comment period. Ms. Barnes stated that the draft ordinance that was presented by the Planning Board on April 28 was completely acceptable. There are two items in particular in the latest draft that she has concerns about. The first was in Section 11 dealing with priority locations. She recommended changing the wording to “priority” rather than “preferred”. In addition, the final section of Section 11 states “may be in conflict with NC General Statutes”. She said this is unclear; either it is or it is not. Secondly, Section 18.1 has been substituted for the former requirement in Section 16.10 regarding a written road agreement with homeowners’ associations for road maintenance and repair. She believes this section is vague and open to interpretation and also places an enormous burden on property owners on private roads. Ms. Barnes finalized her comments by saying she recognizes there is a need for more telecommunications towers; however, they need to be placed so they will do the best good for everyone. She encouraged Commissioners to incorporate these two changes.

Commissioner Chapman inquired further about the tower height requirements. The Planning Board and telecommunications tower industry differ on the recommendation. Mr. Burrows stated that the Planning Board originally preferred the maximum tower height of 160’ because they preferred shorter towers. However, it was determined that more collocation opportunities can occur with larger towers. Applicants wanting to construct towers larger than 180’ can request a variance.

Commissioner Chappell expressed concern about the last sentence in Section 12 referring to the economic impact. He believes this is vague and open to interpretation. He preferred to strike this sentence from the ordinance.

Commissioner Hogsed shared the same concerns. Furthermore, he preferred to extend the height requirements to 199’. He said there does not appear to be an option for an applicant to request a tower higher than 180’ in the draft ordinance. Higher towers allow for additional collocation of antennas, thus eliminating the need for additional towers. Otherwise, the ordinance needs to be clear that industries have the option of requesting a variance.

Commissioner Chappell agreed the tower height should be adjusted to 199’ because collocating applicants will not be able to provide the best coverage with smaller towers.

Mr. Burrows reported that Section 19.2 lays out a clear process by which applicants may apply for a variance if they can show adherence to the ordinance development standards. To respond to Commissioner Chappell’s comments on Section 12 with regards to the economic impact, Mr. Burrows noted that the Planning Board members had a great deal of discussion on this subject. Whether or not this statement remains in the ordinance is a decision of the Board of Commissioners. The Planning Board recommended it to help protect the value of existing property and for future development.

Commissioner Lemel thanked the Planning Board for the time and effort they spent on developing this ordinance. She inquired about Section 11 and the change in the wording from “priority” to “preferred”. She asked if this was a statutory requirement. Mr. Burrows said the County is not allowed to prioritize public property over private property. This has the potential to get into proprietary information and the County does not have the authority by State law to request this information; thus the reason for changing it to “preferred”.

Commissioner Lemel asked if the Planning Board was consulted about the changes made by staff. Mr. Burrows reported that the changes made by staff were reviewed by the School of Government, County Attorney and County Manager. Staff then posted the draft with the changes noted on the County's website and it was shared with the Planning Board members; however, the Planning Board did not meet to discuss the changes due to the timing. Most members reported back to Mr. Burrows that they were in agreement with the changes. Mr. Burrows noted that the moratorium expires on March 24. Commissioners have the option of extending the moratorium, allowing it to expire and revert back to the ordinance currently in place, or adopting the draft ordinance presented here tonight.

Commissioner Lemel said she understands citizens' concerns over private roads and repair of those roads. She wondered if it was typical to expect a contract with the property owners/road association to repair the damage of a private road. Mr. Burrows said there is no standard for a property owner to be any more responsible for a private road than another property owner sharing the same road, unless it is specified in the deed or conveyed with the property.

Chairman Hawkins shared Commissioner Chappell's concerns about Section 12 on the negative economic impact. He preferred to remove that section from the proposal and ask the Planning Board to continue studying that issue. Chairman Hawkins noted that the rest of the statement deals with public safety and he believes other components of the ordinance already address public safety. Mr. Burrows agreed that the ordinance already addresses public safety and he will modify the statement. Chairman Hawkins thanked staff, the members of the Planning Board and citizens for the amount of time and work they put into drafting the proposed ordinance. He stated that this ordinance is a living document and can be changed to meet the needs of the County when needed.

Commissioner Hogsed noted that none of the changes suggested by Carolinas Wireless Association were included in Section 12 of the draft ordinance, in particular, changing the word "prohibited" to "discouraged". Mr. Burrows noted that their recommendations were made following the public hearing. Staff considered their recommendations, but felt that changing the word from "prohibited" to "discouraged" did not honor the intent of the Planning Board and the direction they had received from Commissioners.

Commissioner Chapman moved to approve the revised draft Telecommunications Tower Ordinance as presented, with one minor modification to remove the statement that reads "it demonstrates a negative economic impact". The motion was seconded by Commissioner Lemel. Commissioner Chapman commented that there was some negativity surrounding the moratorium on telecommunications towers. He believes the moratorium was needed in this case because it allowed time for Commissioners, staff and the public to evaluate critical government regulations. Commissioner Hogsed thanked staff, citizens, members of the Planning Board and the telecommunications industry for their involvement in this process. He stated he is supportive of the motion and was pleased that the ordinance allowed variance requests. Commissioner Chappell thanked Commissioners for agreeing to remove the statement dealing with the negative economic impact. **The motion was approved unanimously.**

Mr. Burrows presented a proposed fee schedule for Commissioners' approval. He compared the fee schedules from other counties. Staff is recommending a fee of \$5,000 for new tower permits, \$2,000 for collocation and substantial modification permits, and \$100 for variance requests. The current fees are set at \$2,500, \$0, and \$100 respectively.

Commissioner Chapman made a motion to approve the fee schedule as presented by staff. The motion was seconded by Commissioner Lemel. Commissioner Chappell questioned the fee amounts. Mr. Burrows stated that the fee must be fixed. The higher fee allows for hiring experts to assist with

technical issues and questions. Commissioner Chappell preferred to leave the current fee schedule as is. **The motion passed by a vote of 4 to 1, with Commissioner Chappell voting against.**

NEW BUSINESS

INCENTIVE GRANT FOR COMPANY "X"

A public hearing was held at the beginning of the meeting. There were some comments from the public, but no objections to the County providing the incentive grant to Company "X". The Manager repeated the terms of the incentive package as presented during the public hearing.

Commissioner Chappell moved to approve the incentive grant program for Company "X" as described during the public hearing. The motion was seconded by Commissioner Hogsed.

Commissioner Chapman stated he is not supportive of local governments providing incentive monies to private businesses; however, he agreed that the investment is needed here because of the number of jobs being created. Commissioner Lemel agreed with Commissioner Chapman's statement. She also inquired further about the time frame for the incentive package. The Manager clarified that the time period is for three years and is based upon the investment made in a five-year time frame. **The motion was unanimously approved.**

UPFIT OF THE REGISTER OF DEEDS AND TAX ADMINISTRATION BUILDING

When the renovation of the old Sheriff's Building was completed for the Register of Deeds and Tax Administration offices there was no funding allocated for up-fitting the outside of the building. Individual Commissioners have mentioned that the building needs an outside face lift. Local Architect Rich Worley has developed a proposal to install an EIFS system with 1½" foam over brick to wrap around the building. The windows should be replaced with energy efficient windows. The Manager believes this will improve the look of the building and provide energy efficiency. Before staff proceeds further, Board approval is needed in order to proceed with drawings and specifications to go out to bid on the project.

Commissioner Chapman moved to authorize staff to proceed with drawings and go out to bid on the project. The motion was seconded by Commissioner Lemel. Commissioner Chappell requested the energy efficient windows to be bid separately. He preferred to see a breakdown of the costs involved with the project. Chairman Hawkins expressed support for moving forward. He said it is important that the County is mindful of how it presents itself to others. The building should show that the County cares about quality and takes pride in its public spaces. This particular building is very visible and is located between two already very attractive County facilities. **The motion was unanimously approved.**

JUVENILE CRIME PREVENTION COUNCIL COUNTY PLAN

Each year Transylvania County receives Department of Juvenile Justice and Delinquency Prevention Funds which are recommended to be allocated to various agencies by the local Juvenile Crime Prevention Council (JCPC). This year the JCPC recommends allocation of funds as follows and the allocation is similar to the current year:

Youth Mediation Services	\$ 26,300
Temporary Shelter	\$ 5,928
Project Rebound	\$ 47,450
Project Challenge	\$ 20,211
<u>Administrative</u>	<u>\$ 2,645</u>
Total	\$102,534

No County funds are required and all matches are made by the receiving agency by either cash match or in kind match.

Commissioner Lemel moved to approve the Juvenile Crime Prevention Council Plan for 2014-15. The motion was seconded by Commissioner Chapman. Commissioner Chapman said this Council provides very important services to the citizens of this community. The monies are well spent to help youth in need. Commissioner Lemel shared some statistics about youth in Transylvania County which indicates there are some serious issues in the community that need to be addressed. **The motion was unanimously approved.**

MANAGER'S REPORT

The Manager updated the Board on several key projects:

1. Renovation of the old Library progresses. The project is approximately 25% complete.
2. Phase one of the Silvermont project is complete, except for the small columns on the porch. Work on developing phase two is underway with the RFP hopefully being issued by month's end. The Silvermont Centennial Committee has almost reached the \$25,000 challenge goal for a new playground at Silvermont.
3. The Courthouse Expansion Study continues. The stakeholders met recently to review the latest plans and made additional changes. The firm is getting closer to having an acceptable programming design which will meet the court needs.
4. The budget process continues and a schedule for the budget workshop is as follows:

Tuesday, May 27, 2014 Rogow Room 6:00 p.m.-10:00 p.m.

Thursday, May 29, 2014 Community Services Conference Room 6:00 p.m. -10:00 p.m.

Monday, June 9, 2014 Rogow Room 6:00 p.m.-10:00 p.m.

If needed, Tuesday, June 10, 2014 Community Services Conference Room 12:00 noon-3:00 p.m.

If needed, Wednesday, June 11, 2014 Rogow Room 6:00 p.m.-until.

5. County staff has been working with Company "Y" which is seeking to expand and thus add jobs. There may be a need to hold a public hearing at the next meeting to discuss potential incentives.
6. Community Park near Rosman-The County received four bids with one bid considered as being non-responsive since it did not meet all the requirements. The base bids for a restroom /concession stand, plus the lighting, picnic shelter, basketball court, walking trail and utilities are all higher than the original estimated cost by more than \$400,000. The Manager and Parks and Recreation Director Carleen Hanscom discussed the issue with LuAnn Bryan of the NC Department of Parks and Recreation. Staff is reevaluating the elements in the grant proposal to rank them in order of priority and provide the most benefit to the community. Staff will bring back a recommendation to Commissioners soon. Staff also discussed with Ms. Bryan the possibility of amending the grant which she has indicated would be acceptable. This may be an item on the next agenda.
7. The Manager and Commissioner Lemel met with Keith Webb of McGill Associates and discussed preliminary information about the Water Study. They have estimated the County's population out to 2060 and the estimated consumption based on this population. They have looked at alternatives to meeting that need with estimated costs for each alternative. At this point the information is preliminary and they are meeting with the City of Brevard staff, the Mayor and Mayor Pro-tem of Rosman to discuss these preliminary numbers. The report should be ready in June or July.
8. Business Friendly-The Manager, Building Permitting Director Mike Owen, and Joe Wilbanks with the Economic Opportunity Network met with City Planning Director Josh Freeman and City Manager Joe Moore to discuss a "One Stop Location" for being business friendly in terms of issuing building permits. They discussed co-locating some and all City Planning Staff at the

County's Building Department and possibly moving Environmental Health to the same area. These options will be evaluated further this month.

9. Based on the Board of Commissioners' vote to move forward with economic development to be conducted by an outside agency, the Manager sent letters to the seven agencies that will appoint a member to the Board of Directors asking for their appointment by mid June. An advertisement for the four independent members will come out today in *The Transylvania Times*.

PUBLIC COMMENT

Edwin Jones: Mr. Jones said he is unsure how many people actually understand the cascading effects of economic development. Employed workers are going to spend their dollars in the community and businesses restock the items they sold. Studies have been done to show many times a dollar circulates through the economy. Each time the dollar circulates; it is taxed and used by local governments. He is enthusiastic about economic development and understands the ramifications of it.

Arnold Cremer: Mr. Cremer stated that Commissioners should consider what is best for the County. He said property taxes finance the operations of local government; cell phone towers do not. He urged Commissioners not to allow private corporations to use the County solely for their own benefit. Owners of private roads cannot be expected to provide a means for corporations to increase their business and the County should place limitations on what corporations can and cannot do. He asked Commissioners to reinstate Section 16.10.

Wayne Hennie: Mr. Hennie serves as the chair of the Planning Board. He thanked Commissioners for approving the cell tower ordinance. He said the Planning Board considered safety as its top concern. He noted that cell tower companies spend hundreds of thousands of dollars to construct towers and they do not make that investment lightly. Although some disagree, cell towers have a positive impact on economic development which also has a cascading effect, a point Mr. Jones made during his comments.

COMMISSIONERS' COMMENTS

Commissioner Lemel reported on her County Commissioner activities over the last couple of weeks. She attended the Carolina West economic group reception. She sat in on a meeting with several local government officials and Dan Gerlach, Director of the Golden Leaf Foundation to discuss infrastructure needs and the role the Golden Leaf Foundation would play in solving some of these issues in the community. Commissioner Lemel met with McGill Associates to receive the preliminary water study. She had lunch with various Brevard City Council members on two occasions. She attended the turf groundbreaking at Brevard High School. Commissioner Lemel had a meeting with Parks and Recreation Carleen Hanscom to understand more about her background and the potential she sees for parks and recreation needs. She spent time at a Transylvania Natural Resources Council meeting on water resources. There will be a conference this fall entitled "Whose Water Is It Anyway" and it will focus on the headwaters of the French Broad River, water infrastructure, property rights, water rights, etc. Lastly, she represented the County Commissioners at the annual Soil and Water Conservation District annual volunteer appreciation dinner.

Commissioner Chappell thanked Board of Elections Director Karen Brinson and her staff for their work during the recent primary election. He thanked all those that worked behind the scenes to make the primary successful.

Commissioner Chapman thanked everyone for their support during the primary.

Chairman Hawkins reported that he attended the groundbreaking of the turf field at Brevard High School. The new field will serve as a multipurpose field for many activities. He wished the best for Dr. Scott Elliott who is leaving Transylvania County Schools for Watauga County Schools where he will serve as their Superintendent. Chairman Hawkins stated he has started having lunch meetings with the chairmen of other Boards of Commissioners in surrounding counties for the purposes of discussing mutual opportunities. In a recent meeting with Buncombe County Chairman David Gantt, they talked about water resources and how to protect that resource. This is an issue being studied closely by the Transylvania Natural Resources Council as well.

ADJOURNMENT

There being no further business to come before the Board, **Commissioner Lemel moved to adjourn the meeting, seconded by Commissioner Chappell and unanimously approved.**

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board